

Chapter 3.35

DESIGN STANDARDS FOR COMMUNITY UNIT PLANS

*The Planning Department is assigned responsibility
for administration of these design standards.*

Section 1. GENERAL REQUIREMENTS

Following is the method of calculating density in a community unit plan. Standards (A) and (B) are guidelines to determine a calculated maximum number of dwelling units for an amount of land area in a particular zoning district; however, the developer shall in no way assume that the City will grant the calculated maximum number of dwelling units. The City will also consider the character and density of the surrounding land area, the height, width, length and position of the proposed buildings, the proposed open space along the exterior limits of the C.U.P., the usefulness of the proposed open space along the exterior limits of the C.U.P., the usefulness of the proposed open space, the amount of ground covered by proposed buildings and pavement, and traffic volume and circulation.

1.1 Maximum Density

- A. The maximum density of a community unit plan shall be calculated as follows:
 1. If no public streets exist or are proposed within the boundaries of the community unit plan, the following densities will be used as a maximum base to determine the overall maximum number of permitted dwelling units:
 - a. AG Agriculture District - 0.055 dwelling units per acre within the boundaries of the community unit plan.
 - b. AGR Agriculture Residential District - 0.27 dwelling units per acre within the boundaries of the community unit plan.
 - c. R-1 Residential District - 3.87 dwelling units per acre within the boundaries of the community unit plan.
 - d. R-2 Residential District - 5.80 dwelling units per acre within the boundaries of the community unit plan.
 - e. R-3 Residential District - 6.96 dwelling units per acre within the boundaries of the community unit plan.
 - f. R-4 Residential District - 13.93 dwelling units per acre within the boundaries of the community unit plan.
 - g. R-5 Residential District - 29.04 dwelling units per acre within the boundaries of the community unit plan.
 - h. R-6 Residential District - 48.4 dwelling units per acre within the boundaries of the community unit plan.
 2. If public streets exist or are proposed within the boundaries of the community unit plan, the following procedures will be used to determine the overall maximum number of permitted dwelling units:

Step 1 Total the square footage within the boundaries of the community unit plan excluding pre-existing lakes, however, usable water bodies created by the developer and usable streambeds by people may be counted.

Step 2 Subtract the square footage of all existing and proposed dedicated street right-of-way.

Step 3 Calculate the square footage of all land area within 150 feet of an existing or proposed dedicated street right-of-way.

Step 4 Calculate the square footage of all land area beyond 150 feet of an existing or proposed dedicated street right-of-way. Multiply this figure by 0.8, except for AG, use 0.9.

Step 5 Add the result of Step 3 to the result of Step 4.

Step 6 Divide the sum of Step 5 by the minimum lot area of the district in which the community unit plan is located, using the minimum lot area requirements as follow for the respective districts:

AG Result of Step 5 divided by 871,200 square feet = maximum # D.U.'s

AGR Result of Step 5 divided by 130,680 square feet = maximum # D.U.'s

R-1 Result of Step 5 divided by 9,000 square feet = maximum # D.U.'s

R-2 Result of Step 5 divided by 6,000 square feet = maximum # D.U.'s

R-3 Result of Step 5 divided by 5,000 square feet = maximum # D.U.'s

R-4 Result of Step 5 divided by 2,500 square feet = maximum # D.U.'s

R-5 Result of Step 2 divided by 1,100 square feet = maximum # D.U.'s

R-6 Result of Step 2 divided by 700 square feet = maximum # D.U.'s

*** Fractions of dwelling units are not counted.

B. The concentration of cluster of dwelling units shall not exceed the following density:

1. AG Agriculture District - One (1) dwelling unit per acre with community sewer and water systems. However, if the individual septic tank and tile field sewer system is used it shall be constructed and installed in accordance with Chapter 24.38 of the Lincoln Municipal Code.

2. AGR Agricultural Residential District - Three (3) dwelling units per acre with community sewer and water systems. However, if the individual septic tank and tile filed system is used it shall be constructed and installed in accordance with Chapter 24.38 of the Lincoln Municipal Code.
3. R-1 and R-2 Residential District - 12 dwelling units per acre.
4. R-3 Residential District - 15 dwelling units per acre.
5. R-4 Residential District - 20 dwelling units per acre.
6. R-5 Residential District - 45 dwelling units per acre.
7. R-6 Residential District - 75 dwelling units per acre.

The area of adjacent open space within the community unit plan may be added in computing the permitted cluster density only if:

- a. The open space bounds the area of the cluster on one or more sides;
- b. The open space was not used for the computation of density in another cluster
- c. The open space is reasonable accessible by pedestrians from 75 percent of all dwelling units within the cluster
- d. The open space is not separated from the cluster by a public street, highway, private roadway, driveway, a streambed or railroad when they act as barriers by reason of traffic volume, physical characteristics or adverse ownership pattern where easement area not acquired.

1.2 Shape, size and locations of buildings; open space buffers

The distance between a building within the community unit plan limits and adjacent development of future development beyond the community unit plan limits shall be increased as the difference in the height, width and length of the building increases in relation to the adjacent development or future development. The open space between different type of buildings within the community unit plan (single, family, duplex and multiple family) shall be increased as the differences in height, width and length, and the number of dwelling unit per building increases. Open space should be adjacent to the higher density areas. Multiple family buildings with more than two stories and the side of the building closest to parallel to the lot line of the single family lot is more than forty feet in length shall be setback at least forty feet (40') but not less than the height of the multiple family building from the lot line of the single family buildings and this open space shall be devoted only to trees, shrubs, grasses and other screening facilities and may be common open space or yard area for the multiple family building. Multiple family buildings shall be located, designed and arranged to maintain privacy for the adjacent residents and future residents. All structures and activities located near the boundary of the community unit plan shall be designed so as to be reasonably harmonious with the neighboring areas. Attached dwelling units, three or more, at the outer limits of the community unit plan should not exceed six units in a single row and 140 feet in length unless the adjacent area is open space in another community unit plan or is similar in character to the proposal.

1.3 Single housing type developments

If all of the dwelling units constructed within a community unit plan are of one housing type, the design standards relating to shape, size and location of buildings and siting of open space may be waived or modified to provide the most advantageous siting for such a development. However, multiple family building development shall conform to the setbacks and open space requirements along the exterior boundaries of the C.U.P.

1.4 Recreational facilities

Adequate and appropriate recreational facilities shall be provided in the common open areas to serve the needs of the development and the anticipated occupants to fulfill the needs of occupants whether they are young, elderly handicapped, etc. Such facilities shall be readily accessible from the dwelling units in the community unit plan. These shall comply with the design standards for Recreation facilities as established by resolution of City Council. Said design standards shall be on file in the office of the City Clerk.

1.5 Parking

All parking within the community unit plan shall be regulated in conformance with the provisions of Chapter 27.67 of the Lincoln Municipal Code.

1.6 Utilities

The design, construction and installation of streets, roadways, driveways, parking lots, storm sewers, water mains, sanitary sewers and other improvements shall comply with the written design standards for the particular improvement and utility as established by resolution of City Council. Said design standards shall be on file in the office of the City Clerk.

1.7 Street trees

Street trees shall be provided on private streets and shall comply with the design standards for Street Tree Plantings as established by resolution of City Council. Said design standards shall be on file in the office of the City Clerk.

1.8 Easements

- A. The developer shall provide easements for the public utilities within the community unit plan.
- B. The developer shall dedicate easements which will allow public use of private roadways.